

2107 NEW LENOX ROAD Joliet, IL

11,200 – 44,800 SF INDUSTRIAL UNITS
FOR LEASE

JOSHUA HEARNE, SIOR
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REINIER PRANGER
(630) 735-8737
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Details

Total Available: 11,200 – 44,800 SF

Office: Spec Office
Under Construction

Building Size: 78,400 SF

Power: 600 Amps 277/480 Volts
(per unit)

Ceiling Height: 20'–28'

✓ New Construction

✓ Will County

✓ 1 Minute from
I-80 Interchange

✓ Miles to CN, UP Global IV &
BNSF Elwood Intermodals



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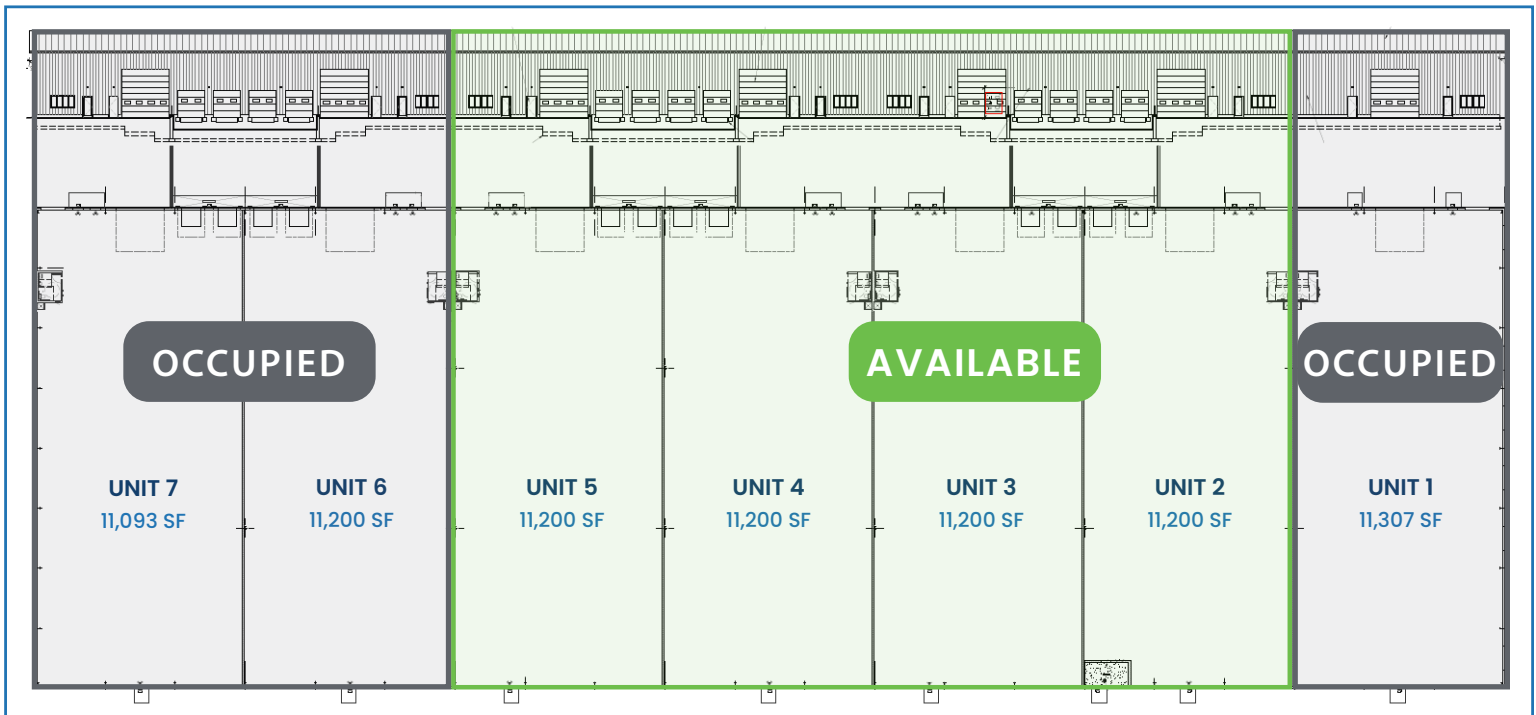
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FLOOR PLAN



Available Spaces	Square Footage	Loading	Lease Rate
LEASED Unit 1	11,307 SF	1 Drive-in Door: 16'x16'	\$9,592/monthly Net
Unit 2	11,200 SF	2 Loading Docks 1 Drive-in Door: 14'x14'	\$9,501/monthly Net
Unit 3	11,200 SF	2 Loading Docks 1 Drive-in Door: 14'x14'	\$9,501/monthly Net
Unit 4	11,200 SF	2 Loading Docks 1 Drive-in Door: 14'x14'	\$9,501/monthly Net
Unit 5	11,200 SF	2 Loading Docks 1 Drive-in Door: 14'x14'	\$9,501/monthly Net
*All Spaces Have: 1.5" High-Pressure Gas Lines			

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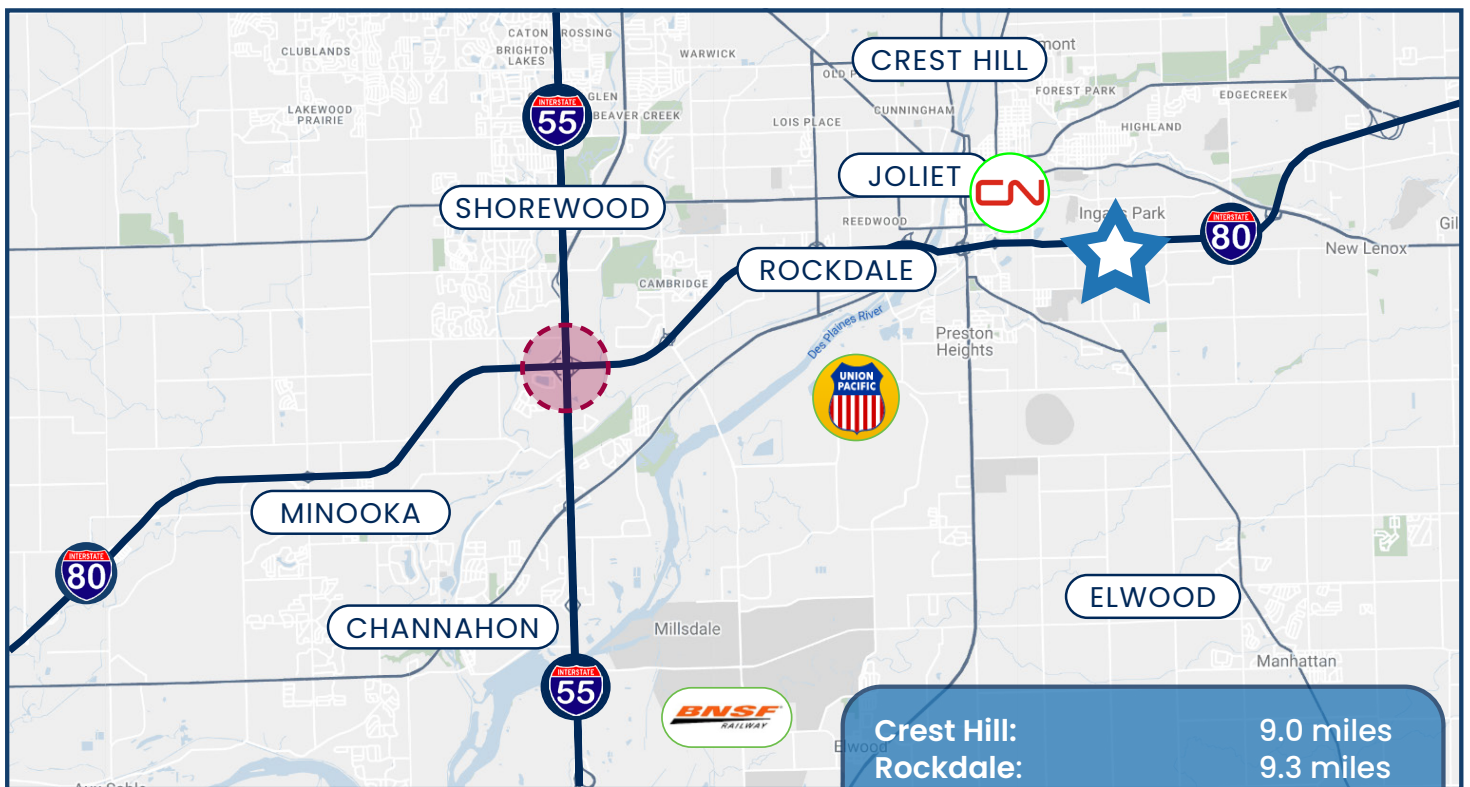
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Location Map



Crest Hill:	9.0 miles
Rockdale:	9.3 miles
Elwood:	16.1 miles
Shorewood:	17.1 miles
Minooka:	19.5 miles
Chicago:	42.0 miles

CN Intermodal:	6.5 miles
Union Pacific:	12.7 miles
BNSF Railway:	18.2 miles

I-80 Interchange:	0.5 miles
I-55 Interchange:	13.5 miles

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